

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 27, 2018 – 7:00 P.M.
SALEM TOWN OFFICE BUILDING**

PRESENT

Joseph Duncan, Chair
Vernon Smith, Vice Chair
John Gadbois, Secretary
Margaret Caron
Ron LaBonte
Ruth Savalle
Eric Wenzel
Diba Khan-Bureau, Alternate
David Miller, Alternate

ABSENT

Terri Salas, Alternate

ALSO PRESENT

Town Planner Kate Rattan

CALL TO ORDER

Chairman Duncan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

PETITIONERS/PUBLIC COMMENT: *none*

PUBLIC HEARING: *none*

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Regular Meeting Minutes: February 20, 2018

M/S/C: Savalle/Wenzel, to approve the Regular Meeting Minutes of February 20, 2018, with the following amendment:

Page 2, Paragraph 2:

Issues surrounding the proposed plan include: (1) the property is located in the business zone, which *only allows residential apartments “in the same building with permitted non-residential uses” under certain conditions, per the Zoning Regulations (Section 7.1.26), ~~does not allow for residential units on the~~* and...

Discussion: None. Voice vote, 5-0-2. Voting in Favor: Commissioners Caron, Duncan, Gadbois, Savalle, and Wenzel. Voting in Opposition: None. Voting in Abstention: Commissioners LaBonte and Smith.

NEW BUSINESS: *none*

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OLD BUSINESS

A. POCD Implementation

The Commissioners discussed the following items in the Town's Plan of Conservation and Development checklist:

- 1.5.3 – Develop tri-town management plan to protect Gardner Lake water quality – *done*
Commissioner Wenzel stated that the Lake is often overrun and is closed at least twice during the summer season for high bacterial levels. Commissioner Khan-Bureau stated that high bacterial levels are usually caused by failing septic systems or waterfowls and is typically most prominent during the summer months due to the heat, algae, depletion of oxygen, etc. Town Planner Rattan will investigate when the task was reviewed and completed.
- 1.5.6 – Continue current policy of municipal sewer avoidance – *ongoing*
In response to Commissioner Smith, Town Planner Rattan stated that the Town would be responsible for any sewer lines installed along State-owned roads. While grants are available to help offset the costs, it must align with the Town's POCD. Certain areas are restricted from such upgrades/expansions, as indicated on the POCD map.
- 3.1.3 – Develop Forest Management Plan for Town-owned forestland
Commissioner Khan-Bureau suggested and volunteered to contact a member(s) of the POCD Subcommittee for clarification regarding the Forest Management Plan and their reasoning behind assigning the task to the Board of Selectmen. She also recommended that the Commission review the Eightmile River Watershed Plan. The possibility of engaging the aid of an individual or students from the University of Connecticut or Connecticut College was discussed.
- 4.3.1 – Designate appropriate candidates as scenic roads
Scenic roads are designated by the State's Scenic Road Committee, under the CT D.O.T. (Department of Transportation), and each scenic road has a committee that includes a representative from the towns in which they are located. Roads that are deemed scenic could provide some leverage for the Town during discussions regarding any proposed clear cutting and/or roadway expansions and improvements. The item will be referred to the Board of Selectmen for review.
- 8.2.2 – Allow non-permanent structures to facilitate enjoyment of property for allowed uses, e.g., dog park, Frisbee golf, community garden
Town Planner Rattan will investigate the status of this item.
- 9.2.3 – Consider using a portion of the "fee in lieu of" funds collected from subdivisions to be held in account for land purchases or trail construction work
Discussion ensued regarding the item and property that has been deeded to the Town for conservation purposes. Commissioner Khan-Bureau will contact Inland Wetlands and Conservation Commissioner Eric Belt who reviewed the Town's property lines in the

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past and might be able to provide some information. Town Planner Rattan will investigate whether there is an existing inventory of Town-deeded property.

10.1.2 – Amend regulations to allow for construction of Kiosk (bulletin board)

Chairman Duncan will contact the Recreation Commission Chairperson for their input regarding the installation of a centrally located kiosk to keep residents involved and informed of the Town's events and activities as well as the current condition of the kiosk located at the Round Hill Road recreational fields. Discussion ensued regarding promoting and using the Town's e-blast system and submitting information to *Our Town Salem*. Commissioner Smith will speak with the Board of Selectmen regarding the improvement of communication.

12.1.1 – Create database of housing stock to identify affordable housing

Town Planner Rattan will investigate whether such a database exists.

13.2.2 – Add conservation development options to the subdivision regulations

Commissioner Miller will review the Subdivision Regulations in relation to the Zoning Regulations and whether they would need to be revised based upon their recent completion of the Cluster Regulations. Items 13.2.3 – Require that a cluster/conservation design plan be provided as an alternative option for sub-divisions over a certain size – and 13.2.4 – Consider density bonus for conservation design subdivisions – will also be brushed upon during his investigation.

14.4.2 – Investigate measures to reduce impervious surfaces on roads

Impervious surfaces reduce the infiltration of water into the ground, accelerating runoff. Town Planner Rattan stated that pervious asphalt does exist and could be considered, but the maintenance costs are higher. A pervious surface was requested and installed at Salem Center.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

ZWEO Report – none

Town Planner Report

Town Planner Rattan reported that she is in the process of reviewing the various resolutions that towns have adopted to opt out of the Public Act regarding temporarily health care. The Public Hearing will be scheduled on April 24, 2018.

Several parties have expressed an interest in purchasing the property located at 64 Shingle Mill Road and reviving it as a horse farm.

The Economic Development Commission will be meeting with seCTer (Southeastern Connecticut Enterprise Region) to discuss Salem's participation as a test case for website improvement.

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In reference to their discussions last meeting regarding the property located at 428 Hartford Road, she reported that the oldest zoning map she was able to locate is dated 1981. The map indicates that the neighboring property was located in both the residential and business zone at that time.

ADJOURNMENT:

M/S/C: LaBonte/Smith, to adjourn the meeting at 8:09 p.m. Discussion: None. Voice vote, 7-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem